



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, MARCH 21st, 2023, 6:00 P.M.**



**Note: This meeting was recorded and can be viewed on the website [www.baldwinmaine.org](http://www.baldwinmaine.org).**  
**Attendance:** Selectmen: Jim Dolloff, Robert Flint, and Dwight Warren, as well as members of the Public.

- 1. Dwight Warren called the Selectmen meeting to order at 6:21PM upon conclusion of the Special Town Meeting.**
- 2. Review/ Approve minutes.**  
Robert Flint moved to accept and approve March 7th, 2023, minutes as written. Jim Dolloff seconded the motion. The selectmen voted 3-0 to accept the minutes.
- 3. Review/ Approve warrant.**  
Robert Flint moved to accept and approve the March 21st, 2023, warrant. Jim Dolloff seconded the motion, no discussion. The selectmen voted 3-0 to approve the warrant.
- 4. Approve Removal of Funds from Emergency Road Repair Reserve Account for Storm Elliot Damage:** Robert Flint moved to remove funds from the Emergency Road Repair Reserve Account for Storm Elliott damage. Chris Harrington noted that the total storm damage costs were \$62,000.00. The Road Department damages totaled \$60,608.66 and Fire Department approximate damage total was \$2,000.00. Jim Dolloff seconded the motion. The selectmen voted 3-0 in favor.
- 5. 19 Dearborn Road Property- Fire Department Controlled Burn:** Robert Flint asked the Fire Chief if the demolished property could be burned prior to snow melting. He confirmed that communication through attorney and prior CEO, Wes Sunderland has taken place making the squatters aware, (who are reported to have vacated the property), that a controlled burn will be taking place. Belongings and trailer remain on the property. Jim Dolloff asked Chief Crawford if the trailer could be moved out of the way, also noting that the controlled burn would be good practice on how to protect the surroundings around a burn structure. Bruce Crawford said he would go and look at it and plans to conduct the burn on Sunday. A burn notice will be posted on the property. Two additional controlled burns will provide opportunities for training inside and out of structures.
- 6. Mountain Division Trail- Senator Rick Bennett:** Doug Smith, VP and Terry Eagan of the Mountain Division Alliance and the Rail Use Advisory Committee presented. Ms. Eagan noted that the Committee was established to look at the Mountain division Trail and make recommendations to provide options for use, such options being, trail alongside the rail, rail only, or trail until rail. Presentations and studies have been done about different possibilities. Ms. Eagan noted concerns regarding the spread of misinformation about the upcoming bill before legislature, LD404. The bill supports the recommendations of the Rail Use Advisory Committee which is to go with "trail until rail." The committee wants to be sure that people are getting accurate information about how the recommendations came to be and what that would mean for the towns along the trail. Most people want a safe place to walk and ride bikes, as many communities lack sidewalks and wide road



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shoulders for that. It is extraordinarily expensive to maintain a trail along side the rail. The "trail until rail" (removing rails and laying down a trail) and to not disturb any more land/environmentally sensitive areas than where the rail is currently, is the recommendation. The proposed trail has twenty-six water crossings. To build a rail alongside the trail \$148,300,000. "Trail until rail" \$19,800,000. There are Recreational economic benefits to towns when paths are brought into communities. A question on definition of "trail to rail" was raised. Ms. Egan explained that "if ever there is a need or desire to bring the railroad back, we must maintain the right of way to allow that to happen. That dates back to the Maine Rail Use Preservation Act where rail cannot be taken up permanently and area reused for something else." It was confirmed that it would be unlikely to have both trail and a rail. Doug Smith noted that the railroad ties are eroding. Useful life is forty-five years. Rails about fifty. It has been forty years since freight trains used the rails and passenger transport ceased in 1958. Ties must be pulled either way- whether it's a trail or railroad. It is uncertain if there would be enough train volume to warrant the cost. The proposed trail would extend thirty-one miles from Standish to Fryeburg and holds future possibility of access or connections to other walking paths, campgrounds, or water sources for canoeing. Jo Piece asked if the group would be talking to landowners through the design process and wanted to know how unforeseen problems that crop would be handled, describing another community out of state which was challenged with burglaries by trail access. Dwight Warren later raised concerns about trash being left on the walking paths. Ms. Egan said that unfortunately people do sometimes misuse the asset, ruining it for others. Mr. Smith stated that there are maintenance agreements signed for the existing trail between the Maine DOT and towns as well as snowmobile clubs, walking clubs and the Mountain Division Alliance. In the agreements are provisions for enforcement for rules for the road, medical emergencies-procedures to follow. Other towns' snowmobile clubs participate by helping with maintenance. With any catastrophic damage, Maine DOT would step in and help. Jim Dolloff confirmed that snowmobiles but not ATVs could use the trails. Dwight Warren clarified further by saying that snowmobiles could use the trails only after six inches of snow. Dwight Warren said, "when the Mountain Division Railroad was failing it was due to Guilford buying the and Delaware and Hudson, resulting in access to rail roads that were cheaper to maintain, and there wasn't business enough up here. If there was business, enough I would love to see it." Mr. Smith said people question where the freight comes from, noting when Guilford had it, it was long distance freight not originating in our area. It was called bridge traffic and it was an expensive area of track to maintain through the mountains for the amount of traffic that was on it. It extended through the Great Lakes, Canada, and Midwest. The plan is to bring economic vitality back, but in a different form. Dwight Warren noted that there was consideration for developing a scenic railway and currently there is bussing of people from Portland to the Conway Scenic Railway. Jim Dolloff said it would be a lot of money spent for the train to just pass through. The walking path would be a safer place for people to walk and to bike, especially larger bike clubs. Dwight Warren confirmed a letter of support would be emailed tomorrow.

7. **Fire Department- Fire Truck Committee:** Steve Thorne Jr. noted that approximately one month ago a Fire Truck Committee formed, comprised of himself, Steve Sanders, Kyle Estes, Howard Burnell, and Chris Harrington. Steve noted that Chris has been involved with a truck built in Sebago and can bring ideas to the table. The members want to sit down with the Selectmen to decide where to go. The department has a truck due to expire in 2027 and the members have questions about building a fire truck for the existing fire station versus building a truck for a new fire station. Steve Sanders stated the members were looking for the Selectmen's feeling about what the future of the fire department looks like, as the physical station in which the truck is stored would make a



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big difference to how the vehicle is created. Jim Dolloff said he thinks it's about four years away, but the plan could be underway. Dwight Warren noted that currently there is not space for a new truck. Stevie Thorne said it's a matter of which truck or trucks are going to be replaced and that it's been a constant battle in the past of customizing trucks to fit. Engine one is the oldest. In 2027 it would be 30 years old. There has been talk about combining a truck with that. Steve Sanders said they might be able to shrink the amount of apparatus to one truck eliminating one which would save on future maintenance costs by not having two vehicles. Jim Dolloff clarified that they were thinking about getting rid of two vehicles. Steve said that "the Chief stresses manpower issues, so if you can put more water and the right size pump on the right apparatus and fulfill the same duties as two trucks with one, you'll be ahead". Fire Chief, Bruce Crawford said that they are at a crossroads- need to decide what is going to happen four to five years down the line. Different stations will need different things. Stevie Thorne asked, "if we project that a fire station will be built in the next five to seven years do we hold off from the 27 mark and wait until the other station to put that truck in?" Dwight Warren said if the truck estimate were drafted now, costs would go up by at least 30%. Chris Harrington reported that Sebago bought a six-person custom cab city truck for the Rte. 114 corridor at a cost of \$787,000. One truck builder noted a 1-5 % increase per 30 days and another dealer reflected a 10% increase every 60 days. Chris noted that Step Falls bought a tank truck for \$600,000. Steve Thorne asked, "how are we going to go about financing at the 27 yr. mark- will have \$400,000 in account... pay half and finance the rest"? Steve Thorne said he didn't want to speak for everyone but, "The consensus is that we basically don't want to waste our time, if at the end of the day we are trying to help the community by downsizing the fleet and getting a better piece of equipment to replace what we have- but it's going to cost you money". Bob Flint said a "lot of planning needs to be done, need to look at current capital investment plan. Do have a line in there for fire trucks and fire stations- but there is not a lot of money for it. The TIF was passed today, but we will not know if the Solar Project is going to go through and will know next spring." Questions to be asked... "If we build a central station, where more than one station"? Bob Flint said he thought the truck should come first due to the timeline, stating that "it is going to take a lot to have people to agree to what to do, where to do it and how to pay for it. Even with the TIF dollars by the time you build a station, it might be about one third of it." Bruce Crawford said that downsizing equipment results in too small tanks and pumps. Jim Dolloff said he thought it best to get started on it now to be prepared for whatever comes down the road. Steve Thorne said they pretty much have the spec of the truck laid out. Bruce noted different truck manufacturers design trucks differently and the Truck Committee is in place to sort through it. Jo Pierce said a good argument for a new fire station would be when you begin to talk about the cost of a new truck costing around \$750,000- it would be poor planning to buy a new fire truck and put it in a \$50,000 building. Steve Sanders said "the recommendations of the National Fire Protection Agency advise thirty-five years for apparatus. 2027 would be on target for where we're trying to update. Even though it works great, can potentially become a liability as well." Robert Flint said a new fire truck and fire station concurrently would almost guarantee having a bond which is something Baldwin hasn't done, and it will be a shock to the Town. Bruce said it is an investment. The existing Fire Station's were built in the 1940's because someone decided to make the investment.



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8. **River Road Culvert Proposals:** Robert Flint confirmed four proposals received, and suggested the selectmen collectively review and decide which firm to meet with. He noted that a couple had included pricing for the project.
  
9. **Road Commissioner Update:** Road Commissioner, Chris Harrington said the road crew is working on River Road. Tire blown on grader and was replaced. Will replace others when budget allows.

**Reminders:**

The Historical Society Meeting is tomorrow night, March 22<sup>nd</sup>. Program showing old glass negatives will be shown.  
Senior Lunch will be April 19<sup>th</sup>.  
School Budget Meeting tomorrow night, March 22<sup>nd</sup>.

**Public Question and Comment:** Kathy Pierce noted that logging has been taking place across from the library. She questioned if the Town might have maps showing property lines.

**Adjournment:** Jim Dolloff moved to adjourn the Select Board meeting at 7:35pm. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,

  
Jim Dolloff

  
Dwight Warren

  
Robert Flint